



Address: [7854 BLAKE CT](#)
City: FORT WORTH
Georeference: 31548-5-11
Subdivision: PARK BEND ESTATES ADDITION
Neighborhood Code: 3K200F

Latitude: 32.8809565409
Longitude: -97.2850730851
TAD Map: 2066-440
MAPSCO: TAR-036K



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: PARK BEND ESTATES
ADDITION Block 5 Lot 11

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
CFW PID #6 - RESIDENTIAL (605)
KELLER ISD (907)

State Code: A

Year Built: 1998

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 07144105

Site Name: PARK BEND ESTATES ADDITION-5-11

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,749

Percent Complete: 100%

Land Sqft^{*}: 5,828

Land Acres^{*}: 0.1337

Pool: N

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

AIA PROPERTIES LLC

Primary Owner Address:

9661 BEN HOGAN LN
FORT WORTH, TX 76244

Deed Date: 12/28/2019

Deed Volume:

Deed Page:

Instrument: [D220056874](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ELTIAR ASHRAF	8/12/2009	D209241428	0000000	0000000
ELTIAN RHIMA NOMAT;ELTIAN ZAID	6/3/2003	00169070000081	0016907	0000081
STEPHENSON ADRIAN;STEPHENSON ALICIA	2/25/1999	00136840000334	0013684	0000334
PULTE HOME CORP OF TEXAS	1/1/1998	00000000000000	0000000	0000000

VALUES

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised ⁺
2025	\$205,000	\$65,000	\$270,000	\$270,000
2024	\$242,000	\$65,000	\$307,000	\$307,000
2023	\$243,000	\$65,000	\$308,000	\$308,000
2022	\$227,579	\$50,000	\$277,579	\$277,579
2021	\$150,000	\$50,000	\$200,000	\$200,000
2020	\$150,000	\$50,000	\$200,000	\$200,000

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

EXEMPTIONS / SPECIAL APPRAISAL

There are no exemptions for this property

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.